

ORDINANCE NO. 45-707

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2003-00006

Request for zone change from "B" Multi-family Residential to "LI" Limited Industrial on property described as:

LOTS 5 THRU 12, AND THE SOUTH 10.1 FEET OF LOTS 3 AND 4, BLACK'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH THAT PORTION OF THE ALLEY ADJACENT TO LOTS 1 THRU 12; TOGETHER WITH THE 20 FOOT ALLEY LYING SOUTH OF LOTS 63, 65, AND THE EAST 10 FEET OF LOT 59 IN BLACK'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT THAT PART OF LOTS 1, 2, 3, 5, 7, 9 AND 11 DEDICATED TO THE CITY OF WICHITA FOR HIGHWAY PURPOSES. Generally located at the southeast corner of Douglas Avenue and Minneapolis Avenue.

SUBJECT TO PLATTING WITHIN ONE-YEAR AND THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS P. O. #123:

1. The property shall be limited to those uses permitted in the "LC" Limited Commercial district and to warehouse use. Outdoor storage activities shall conform to the "Outdoor Storage" requirements of the "LC" district.
2. No billboards shall be allowed. Building signs shall not be permitted on the south building elevation and shall not be permitted on the west building elevation except in the northern 30 feet of the property to be rezoned. Directional signage not over five feet in height shall be permitted to allow for proper traffic access to the site per the City of Wichita Sign Code.
3. Primary exterior building materials shall consist of brick, EIFS, stucco, or precast concrete. Metal or wood siding shall not be permitted as an exterior material except as incidental trim.

4. A wrought iron fence and a landscape buffer at least 15 feet in width shall be provided between the edge of pavement of parking and loading areas and the boundary of the site, defined as the edge of the area granted a minor street privilege. The landscape buffer shall contain a minimum of one tree every 30 feet, and solid parking lot screening along parking, loading and drive aisles, consisting of shrubbery that is a minimum of three feet in height at maturity. Landscaping for other portions of the tract shall meet the City of Wichita Landscape Ordinance.
5. Solid wood fencing at least six feet in height shall be allowed on the south property line.
6. Lighting standards shall be no more than 20 feet in height, and shall otherwise conform to Sec. IV-B.4 of the Unified Zoning Code.
7. Access onto Douglas from the off-site property used for parking and loading shall be limited to right-in/right-out only.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, May 6, 2003.

ATTEST:

Pat Graves, City Clerk

Carlos Mayans, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney